



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 22, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the **workshop** and **regular** meeting on February 15, 2007.**

REQUESTS CONCERNING 1.29 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF EAST VILLA MARIA ROAD AND ALLEN RIDGE DRIVE IN BRYAN, BRAZOS COUNTY, TEXAS (Commission has final approval; appeals may be directed to City Council).

- 5. PUBLIC HEARING/CONSIDERATION – Planning Variance **PV07-10**** **J. Fulgham**
A variance from the minimum 200-foot lot depth generally required on lots in Commercial Districts (C-3), to allow the creation of two lots that have as few as 169.52 feet of lot depth. Property is located at 3098 East Villa Maria Road, Lots 1 and 2 of the Allen Ridge Subdivision, Phase 3 in Bryan, Brazos County, Texas.
- 6. CONSIDERATION – Final Plat **FP07-06**** **J. Fulgham**
Proposed final plat of Allen Ridge Subdivision, Phase 3, consisting of 1.29 acres, located at the northeast corner of East Villa Maria Road and Allen Ridge Drive in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF SUBDIVISIONS

7. PUBLIC HEARING/CONSIDERATION – Replat **RP07-05**

R. Haynes

Replat of the remainder of Lots 3&4, Block 4, McCullough's Subdivision, located near the intersection of William Joel Bryan and Sandy Point Road, Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)

8. PUBLIC HEARING/CONSIDERATION – Planning Variance **PV07-09**

J. Fulgham

A complete variance from the minimum 7.5-foot side building setback generally required on lots in residential zoning districts, to legitimize previous construction of an addition that extends all the way to the east side property line on the subject property located at 909 Beck Street, Lot 28 of the Roberts Addition in Bryan, Brazos County, Texas.

9. PUBLIC HEARING/CONSIDERATION – Planning Variance **PV07-11**

R. Haynes

A variance to from the minimum 7.5 foot setback to 4.75 feet for 2399 De Lee, Lot 1A, Block 5 in the Memorial Village Subdivision in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

10. PUBLIC HEARING/CONSIDERATION – Rezoning **RZ06-40**

R. Haynes

A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential - Neighborhood Conservation (R-NC) for all 24 parcels in the Oak Knoll Subdivision, located in Bryan, Brazos County, Texas.

11. PUBLIC HEARING/CONSIDERATION – Rezoning **RZ07-15**

R. Haynes

A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential - Neighborhood Conservation (R-NC) for all 24 lots in the Austin's Colony Subdivision – Phase 6, located in Bryan, Brazos County, Texas.

12. COMMISSION CONCERNS

13. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.